

ASSIGNMENT OF CONTRACT

This assignment is made as of February 8, 2000 between

Assignor: Jackson Yang and Julie Yang, husband and wife

Assignee: Seville Gateway Investments, LLC
a California limited liability company

ARTICLE 1 RECITALS.

This assignment is made with reference to the following facts and objectives:

§1.1 Assignor is the purchaser in that certain Agreement for Purchase of Real Property and Joint Escrow Instructions between Boeing Realty Corporation, a California corporation ("BRC") and assignor dated as of October 20, 1999 (the "Agreement").

§1.2 Assignor desires to assign all its right, title, and interest in the Agreement to Assignee.

ARTICLE 2 EFFECTIVE DATE OF ASSIGNMENT.

The assignment in this agreement shall take effect on the execution of this Assignment.

ARTICLE 3 ASSIGNMENT AND ASSUMPTION.

Assignor assigns and transfers to Assignee all its right, title, and interest in the Agreement, as amended, and Assignee accepts the assignment and assumes and agrees to perform, from the date the assignment becomes effective, as a direct obligation to BRC, all the provisions of the Agreement, as amended. Assignor acknowledges that Assignor shall remain jointly and severally liable with Assignee for the performance of all of buyer's obligations under the Agreement past, present or future, known or unknown.

ARTICLE 4 BRC'S CONSENT.

BRC consents to the assignment without waiver of the restriction concerning further assignment.

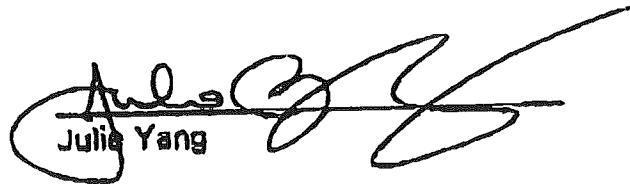
ARTICLE 5 ATTORNEYS' FEES.

If any legal action is necessary to enforce this agreement, the prevailing party shall be entitled to reasonable attorney's fees in addition to any other relief to which that party may be entitled.

Executed as of February ____, 2000 in Los Angeles County, State of California.

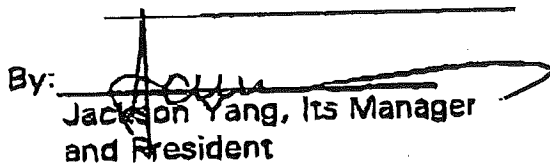
Buyer/Assignor:

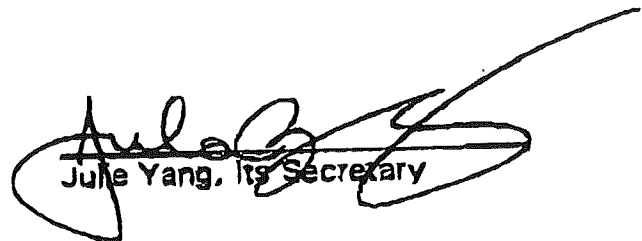

Jackson Yang


Julie Yang

Assignee:

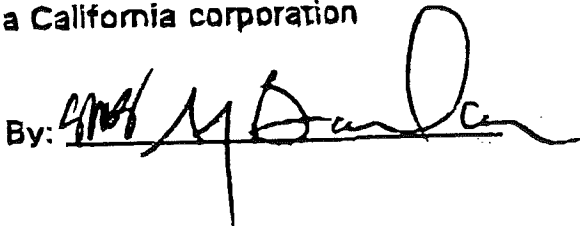
SEVILLE GATEWAY INVESTMENTS, LLC

By: 
Jackson Yang, Its Manager
and President


Julie Yang, Its Secretary

Seller:

Boeing Realty Corporation,
a California corporation

By: 

MODE = MEMORY TRANSMISSION

START=FEB-08 10:07

END=FEB-08 10:08

FILE NO.=902

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		15626273109	005/005	00:01:06

-GUTTENBERG RAPSON COLVIN -

***** -4155072526 - ***** 4155074526- *****

GUTTENBERG, RAPSON & COLVIN LLP

ATTORNEYS AT LAW

101 LUCAS VALLEY ROAD, SUITE 216

SAN RAFAEL, CA 94903

TELEPHONE: (415) 507-4525

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E-MAIL: AGUTTENBERG@GRCLAW.COM

FACSIMILE COVER SHEET

(If there are any problems during transmission, please call fax operator at (415) 507-4525).

Date: February 8, 2000

TO: Mario Stavale

FAX: (562) 627-3109

FROM: Alan B. Guttenberg, Esq.

PHONE: (415) 507-4525
(Direct Number)

COMMENTS: BRC/Yangs - Mario - FYI...the latest. Please call and confirm that you sent to him yesterday, my proposed fax sent to you Friday. If delivered, please fax to me a fax confirmation page for my records. Thank you. Alan.

NUMBER OF PAGES (excluding this sheet):

ORIGINAL TO FOLLOW BY MAIL

xx ORIGINAL WILL NOT FOLLOW BY MAIL

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the US Postal Service. Thank you.

*for Wendell
VM (2/8/00)
- Lockheed
Indem
waived
as CP
to COEn
- op as
en route
- ASS + ASSUM
revised*

MODE = MEMORY TRANSMISSION

START=FEB-08 09:30

END=FEB-08 09:31

FILE NO.=900

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		16262811890	001/001	00:00:24

-GUTTENBERG RAPSON COLVIN -

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SAN RAFAEL, CA 94903
TELEPHONE: (415) 507-4525
FACSIMILE: (415) 507-4526

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(If there are any problems during transmission, please call fax operator at (415) 507-4525).

Date: February 8, 2000

TO: Wendell K. Hu

FAX: (626) 281-1890

FROM: Alan B. Guttenberg

PHONE: (415) 507-4525
(Direct Number)

COMMENTS: BRC/Yangs - Wendell - As per my e-mail to you this morning, I have received no response from you regarding critical closing documents and issues. When can BRC expect a response and delivery of the necessary documents??

NUMBER OF PAGES (excluding this sheet):

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WENDELL K. HU
ATTORNEY AT LAW
55 SOUTH RAYMOND AVENUE, SUITE 300
ALHAMBRA, CALIFORNIA 91801-7105
PHONE: (626) 281-0700
FAX: (626) 281-1890

File No: 2026-018

FACSIMILE COVER SHEET

TO : Alan B. Guttenberg, Esq.
FAX NO. : (415) 507-4526
FROM : Anne, Secretary to Wendell K. Hu
NO. OF PAGES : 3 (including cover sheet)
DATED : February 8, 2000
RE : **Sevilla Gateway Investments, LLC**

Attached please find a copy of the Articles of Organization of Sevilla Gateway Investments, LLC filed with the Secretary of State on January 31, 2000.

_____ per your request
_____ for your review and comments
_____ for your further handling
_____ please date, sign and return to this office at your earliest convenience
_____ for your information and record

ATTENTION

This fax may contain privileged and confidential information and protected by applicable non-disclosure law. It is transmitted for the exclusive use of the addressee, and may not be copied or disseminated except by sender or addressee. If received by you in error contact sender immediately.

WENDELL K. HU

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ALHAMBRA, CALIFORNIA 91801-7105
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State of California

Bill Jones

Secretary of State

LLC-1

LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION**IMPORTANT** - Read the instructions before completing the form.

This document is presented for filing pursuant to Section 17050 of the California Corporations Code.

1. Limited liability company name:

(Enter the name with LLC, L.L.C., Limited Liability Company or Ltd. Liability Co.)

Seville Gateway Investments, LLC

2. Latest date (month/day/year) on which the limited liability company is to dissolve.

December 31, 2050

3. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

4. Enter the name of initial agent for service of process and check the appropriate provision below:

Jackson Yang

, which is

☒ an individual residing in California.☐ a corporation which has filed a certificate pursuant to Section 1505 of the California Corporations Code.
Skip Item 5 and proceed to Item 6.

5. If the initial agent for service of process is an individual, enter a business or residential street address in California:

Street address: 13113 S. Figueroa Street

City: Los Angeles State: California

Zip Code: 90051

6. The limited liability company will be managed by: (check one)

☒ one manager☐ more than one manager☐ limited liability company members

7. Describe type of business of the Limited Liability Company.

Real estate investment

8. If other matters are to be included in the Articles of Organization attach one or more separate pages.

Number of pages attached, if any:

9. It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Signature of organizer

Wendell K. Hu

Type or print name of organizer

Date: January 28, 2000

For Secretary of State Use

File No. 200003410087

FILED
in the office of the Secretary of State
of the State of California

JAN 31 2000

BILL JONES, Secretary of State